

SUBSTITUTED TRUSTEE'S DEED

WHEREAS, the United States of America, acting by and through the United States Department of Agriculture, is the owner and holder of the following real estate deed(s) of trust, securing an indebtedness therein mentioned, and covering certain real estate hereinafter described located in Desoto County, Mississippi, said deed(s) of trust being duly recorded in the office of the Chancery Clerk in and for said County and State:

<u>GRANTORS</u>	<u>DATE EXECUTED</u>	<u>TRUST DEED BOOK</u>	<u>PAGE</u>
James K. Graves	6/4/86	367	291
James K. Graves	4/6/87	402	307

And default having been made in the payment of said indebtedness;

And the United States of America, as Beneficiary, having authorized and instructed the Substituted Trustee to foreclose said deed(s) of trust by advertisement and sale at public auction as required by law;

The said Substituted Trustee caused a due notice to be published in the DeSoto Times, a newspaper published in the City of Hernando, said County and State, and on October 3, 2002, posted a like notice on the bulletin board of the County Courthouse in Hernando, Mississippi, that certain lands herein after described would on October 28, 2002, be sold at public auction at the East door of said Courthouse to the highest bidder for cash by virtue of the authority vested in the said Substituted Trustee by said deed(s) of trust which said notice was published in said newspaper in the issues of October 3, October 10, October 17, and October 24, 2002.

And said lands having been sold by said Substituted Trustee on October 28, 2002, within legal hours (being between the hours of 11:00 A.M. and 4:00 P.M.) in the manner prescribed in and by said deed(s) of trust and in accordance with the laws of the State of Mississippi, and at the place aforesaid in pursuance of said notice, offered for sale at public auction to the highest bidder for cash, and

JAMES SULLIVAN

having been the highest bidder therefore and having bid the sum of
THIRTY FIVE THOUSAND AND NO/100 Dollars (\$35,000.00),

the said JAMES SULLIVAN

was duly declared the purchaser thereof.

NOW, THEREFORE, in consideration of the sum so bid, I, David R. Durham, as Substituted Trustee, do hereby convey and sell to the said
JAMES SULLIVAN

the following described land situated in Desoto County, Mississippi, to-wit:

STATE MS. - DESOTO CO.
FILED

OCT 28 3 35 PM '02

BK 431 PG 158
W.F. DAVIS CH. CLK.

The North part of Lot 218, Woodland Lake Subdivision as shown on the plat appearing of record in Plat Book 1, pages 15A, 15B, and 15C in the land records of Desoto County, Mississippi, in the Office of the Chancery Clerk of said county to which recorded plat reference is made for a more particular description and being located in Section 18, Township 3, Range 9 West and the part of Lot 218 hereby described is all that part of said lot that is located North of the graveled road running East and West through said Lot 218 and which road is located approximately 165 feet South of the North line of said Lot 218 together with all buildings and improvements thereon and being identical land conveyed to W. H. Wilkes, Jr., by deed of record in Deed Book 122, page 597 of the land records of Desoto County, Mississippi, maintained in the Office of the Chancery Court Clerk of said County and to which reference is hereby made.

Less and except reservation of one-half of all minerals reserved by J. H. Barr and wife, as shown in Deed Book 43 at page 180 of the deed records of said County.

Subject to restrictive covenants of record in Plat Book 1, pages 15A, 15B, and 15C, in the office of the Chancery Clerk of said County;

Subject to electric easement held by Coahoma Electric Power Association shown by instrument recorded in Deed Book 37, page 429, Deed Book 37, Page 430, and Deed Book 37, page 433, all in the office of the Chancery Clerk of Desoto County, Mississippi.

Subject to permanent easement for a road 30' in width running east and west across the aforesaid property which easement is described in Deed of record in Deed Book 43, page 180, in the office of the Chancery Clerk of said County.

being the same property described in said deed(s) of trust and the same property sold and purchased at said sale.

I, variable, Substituted Trustee, convey only such title as is vested in me as Substituted Trustee.

IN WITNESS WHEREOF, I have caused these presents to be signed the 28th
day of October 2002.



DAVID R. DURHAM

Substituted Trustee

Duly authorized to act in the premises by instrument dated September 4, 2002 and recorded in Book 1560, Page 366, of the records of the aforesaid County and State.

ACKNOWLEDGMENT

STATE OF MISSISSIPPI)
COUNTY OF DESOTO) SS:

Personally appeared before me, W. E. Davis, Chancery Clerk, a notary public in and for the County and State aforesaid, variable, Substituted Trustee, who acknowledged that he signed and delivered the foregoing Substituted Trustee's Deed on the day and year therein mentioned.

Given under my hand this 28 day of October 2002.

My Commission Expires:
MY COMMISSION EXPIRES
JAN. 5, 2004

W. E. Davis Chancery Clerk
NOTARY PUBLIC by S. Cleveland
a

Grantor: David R. Durham, Substituted Trustee for the United States of America; 310 Second Street, Marks, Mississippi 38646; telephone (662) 326-6002.


Grantee: JAMES SULLIVAN 662-8855-5356 - 662-8855-3359
4501 GURYCK, OLIVE BRANCH, MISSISSIPPI 38654

STATE OF MISSISSIPPI)
) SS:
COUNTY OF DESOTO)

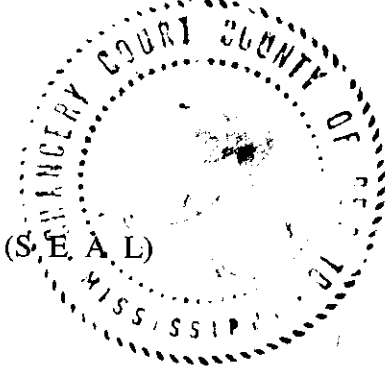
BK 043 | PG 0161

David R. Durham, being first duly sworn on oath, deposes and says that on the 3rd day of October, 2002, as Substitute Trustee, he posted a copy of the Notice annexed to the foregoing Publisher's Affidavit on the bulletin board of the County Courthouse in Hernando, Mississippi; and that further, he was authorized and instructed by the Beneficiary to foreclose certain deed(s) of trust by advertisement and sale of the premises described in the notice annexed to the foregoing Publisher's Affidavits and that pursuant to such Notice of Sale, he sold said premises at public auction at the place and at the time of sale mentioned therein, to wit: At the hour of 11:00 AM on the 28th day of October, 2002, at the East door of the County Courthouse in DeSoto County; and that said premises were then and there purchased by JAMES SULLIVAN

for the sum of \$ 35,000.00, said purchaser being the highest bidder, and said sum being the highest sum bid, and deponent further says that said sale was conducted fairly, honestly, and according to the terms of said deed(s) of trust and the laws of the State of Mississippi, and that to the best of his knowledge and belief, the Grantor(s) are not members of the Armed Services of the United States of America.


DAVID R. DURHAM

Subscribed and sworn to before me this 28 TH day of OCTOBER 2002.



W. E. Davis Chancery Clerk
NOTARY PUBLIC by S. Cleveland

My Commission Expires:

Jan 5, 2004